

OC PLANNING

Implementation of the Water Quality – National Pollutant Discharge Elimination System (NPDES) – Program

When is a WQMP required?

During project review, approval and permitting, the County shall require new development and significant redevelopment projects to address the quality and quantity of stormwater runoff through the incorporation of permanent (post-construction) best management practices (BMPs) in project design.

The County shall require:

- The submittal of a “Conceptual Water Quality Management Plan (WQMP)” or “Conceptual Non-Priority Water Quality Plan (WQP)” with discretionary planning applications; and
- The approval of a “Final Priority Project Water Quality Management Plan (WQMP)” or “Final Non-Priority Water Quality Plan (WQP)” prior to grading or building permit issuance;

For all private and public projects that:

1. Are subject to a condition of approval from a previous discretionary action, or mitigation measure from an environmental document, requiring the submittal of a priority or non-priority WQMP; or
2. Qualify as one of the Priority Project categories listed on the “*Checklist for Categorizing Development and Significant Redevelopment Projects as “Priority” or “Non-Priority;”*” or,
3. Do not qualify as a “Priority Project” but meets one of the following criteria:
 - Require discretionary action that will include a precise plan of development; or,
 - Require issuance of a non-residential plumbing permit, meaning a plumbing permit authorizing the construction and/or installation of facilities for the conveyance of liquids other than stormwater, potable water, reclaimed water or domestic sewage; or

(Projects that meet the criteria listed under number three (3) above shall prepare a “Non-Priority Project Water Quality Plan.”)

4. OC Planning determines the post-construction runoff may result in the discharge of significant levels of a pollutant into a tributary to the municipal storm drain system.

Exemptions to WQMP submittal requirements:

The following projects are exempted from the submittal of a WQMP unless OC Planning determines that the post-construction runoff may result in the discharge of significant levels of a pollutant into a tributary to the municipal storm drain system:

- A “Water Quality Management Plan (WQMP) or “Non-Priority Water Quality Plan (WQP)” covering the project site has been previously approved; or,
- Improvements to an existing (one) single-family detached residence, for which a building permit is required, that does not qualify as a “Priority” project, and meets one of the following:
 1. Addition of a second story with no increase in the footprint, or
 2. Improvements that will add no more than 25% of existing footprint, and will not exceed 1,000 square feet of additional interior space, and will not expose 5,000 square feet or more of soil during construction.

Please note that each project will be evaluated on a case-by-case basis. For additional information please contact the planner or plan checker assigned to your project.